145 BUSINESS OPPORTUNITIES

5 SUITES
ACCOMMODATION FOR OWNER

Close to park and sea. This is a money-maker and all in tip-top shape. FULLY FURNISHED $14,000
Call Mr. Ranson or Mr. Lawson, res. EV 5-6614; EV 2-4867. Brown Bros. Agencies Ltd., 1125 Blanshard St. EV 5-8711.

WANTED A RETAIL OR WHOLESALE business, not food. Will pay all cash, from $10,000 to $25,000. Phone Mr. Jones before 9.30 a.m. and after 5 p.m. at EV 3-2202 for an appointment. Mr. Jones, Jones & Scott Ltd., 332 Yarrow Building.

$3,600 DOWN, 3 SUITES. INcome $120. Inc. 4 rms plus one in basement for owner. Live rent free. Price $11,850. Call Mrs. M. Ramsdale, EV 3-6111 or EV 4-5855. McCandless Realty, 830 Fort St.

147 EXCHANGE REAL ESTATE

ELDERLY COUPLE OWNING A superior 4-bedrm family home in excellent condition in Fairfield will exchange on smaller clear-title bungalow in good district. Present home has auto oil hot-water heat, all oak floors, solid as a battleship and immaculately kept. If your bungalow is too small, this is just the thing. See me for details. Carl Phipps, EV 5-1707, Capital City Realty, EV 4-1922.

TRADE
OLD FOR NEW
Trade the equity on your old house for this brand new 3 bedroom, basement home. Call Mr. Evans, at Western Homes Ltd., EV 2-2157, EV 5-5533.

WINNIPEG CUSTOMER OFFERS nice 3-bedroom home in Winnipeg about 25 yrs old on Church Street, in exchange for suitable bungalow in Victoria. Dirk Okker, EV 2-6224, Capital City Realty, EV 4-1922.

WANTED
Older home with some income possibilities for beautiful de luxe 3-bedroom home in No. 1 district. Mr. Betts, EV 4-9318, EV 3-2998. C. N. Montague Co.

148 LISTINGS CANCELLED

GUS MARTIN'S GROCERY Store and premises, corner of Blanshard and Humboldt Streets, now exclusive to Capital City Realty

149 LISTINGS WANTED

REVENUE WANTED NOW
DUPLEX, TRIPLEX
CLIENTS AVAILABLE
THIS IS URGENT
C. Mallett, EV 2-2137 anytime.
WESTERN HOMES LTD.

Naval Officer
Just Arrived

Requires 2-3 bedroom home. Possession 30 days. Phone George Clark, Western Homes Ltd., EV 2-2157, res. EV 2-3453.

REACH MORE PROSPECTIVE PURCHASING THROUGH MULTIPLE LISTING
Deal with the realtor of your choice. Your property is placed before the clientele of 51-member firms — their salesmen, their contacts go to work for you.
MULTIPLE LISTING BUREAU
1216 Broad Street EV 2-2228

REACH MORE PROSPECTIVE PURCHASING THROUGH MULTIPLE LISTING
Deal with the realtor of your choice. Your property is placed before the clientele of 51 member-firms — their salesmen, their contacts go to work for you.
MULTIPLE LISTING BUREAU
1216 Broad Street

FOR SALE: YOUR LISTINGS OF HOMES, REVENUE and COUNTRY PROPERTY given prompt attention and concentrated effort. Please phone T. Smith, eves. EV 4-7325. Boerman Investment Co. Ltd., 611 Fort St., EV 3-7124.

COMMERCIAL PROPERTIES
Hotels, stores, courts, etc. Ron de Montigny, Northwestern Securities of Victoria Ltd. EV 5-6741; res EV 5-1437.

150 HOUSES FOR SALE

Brown Bros.
AGENCIES LIMITED
1125 BLANSHARD STREET
MEMBER REAL ESTATE BOARD
MEMBER MULTIPLE LISTING BUREAU

$1000 DOWN
ONE STOREY
3-BEDROOM HOME

Walking distance to town. Full basement. Rewired, copper plumbing, garage. Oil stove and TV aerial goes with it. Move in now. Try your monthly payments. Price $7500
Jim Ranson, EV 5-8771; Res. EV 5-6614

OAK BAY
OWNER TRANSFERRED

Well-kept 3-bedroom home on quiet street, 1,230 sq. ft. of quality living area. Full bsmt, auto oil heat. Drive-in garage. Fully landscaped.
Good terms. $17,950
Jim Ranson, EV 5-8771; Res. EV 5-6614

EXCLUSIVE LISTING
OAK BAY
$1500 DOWN

Balance at reasonable payments buys this very attractive older 3-room bungalow consisting of entrance hall, spacious living room and dining room, two good sized bedrooms, kitchen, 3-piece bathroom, full cement basement with hot air heating, separate garage. This lovely home is situated on a lot and a half close to bus and stores. A real buy with reasonable terms to a good party. full price $8950
Please ask for Mr. Lawson, eves. EV 2-4867, days EV 5-6771

GORGE WATERFRONT
Here is a chance to have your own waterfront home. This property can be divided into 3 lots—1 lot, 306x100, for your dream house; 1 lot, approx 100x75, with a real cute 1-bedroom stucco bungalow; 1 lot, approx 100x75, facing Craigflower Road, which can be easily sold. All this for only $4,000 DOWN.
Full price $11,500
Cec Pearce, EV 5-8771; Res., EV 5-4621

OCEAN VIEW
OUTSTANDING VALUE

Six spacious rooms (LR 21x15, DR 13x13) plus nook and utility room. All oak floors. Full basement, large garage, oil heat. Built 3 years and still in new condition. $8,000 mortgage available and full price only $16,750
Mr. Hill, EV 5-8771; Res., EV 3-7585

EXCLUSIVE
4 Bedrms—Gordon Head

1,300 sq. ft. 1-yr old, sea view. Has panelled FP wall, full bsmt. Oil O-Matic, carport, large NHA mortg. Price. $18,900
with terms

3 BEDROOMS

Send the children to Oak Bay High. Margaret Jenkins Home has family DR, elec gas kit, full bsmt, auto oil heat, dr-in garage. Terms can be tailored to suit you. Price $9975
Please call E. Barlowen, EV 4-0623 or EV 4-7128. Douglas Hawkes & Co.

150 HOUSES FOR SALE

TOWN & COUNTRY HOMES LTD.
851 Pandora Avenue

OPEN HOUSE
1740 CEDAR HILL CROSSROAD
WED., MAR. 4
3-5 P.M.

Three-bedroom, full basement, NHA, 3 yrs old. Ken Sturgeon, EV 2-7276, res. GR 7-1580.

JUST COMPLETED
$8950
1620 Garnet Road

This smart 2-bedroom bungalow has 18x13 LR, wired cabinet kit with space, utility and central oil heating. No basement. Attached garage. Lot 63x128. THIS IS A REAL BUY. SO PHONE ME NOW. Duncan Bingham, EV 2-7276, res: EV 2-3758.

PRICE $6950
$1500 DOWN
3 BEDROOMS

SPACIOUS five-room bungalow, including heater, range, etc. Immediate possession.
Ken Sturgeon, EV 2-7276; res. GR 7-1580.

TUDOR STYLE
Worth Your While

To see this spacious family home on an ACRE of secluded treed property among nice homes and close to schools. Features large living room, guest-size dining room, cabinet kitchen across front of home; two roomy bedrooms and Pembroke bath on main floor. Upstairs are two kiddies' rooms and extra plumbing. The full basement has family room with fireplace and separate entrance, plus workshop area, oil heating plant and garage. Just ten years old
$16,500
or just on terms to be arranged.
To view call Phil Simpson, EV 2-7276, res. EV 5-5342.

QUICK SALE
CASH DISCOUNT
$1000

Owner leaving city, must sell this 5-room, white siding bungalow. New oil pkge heating unit and new glass steel hot water tank. 220 wiring. All spacious rooms. Venetian blinds included. Low taxes. Easy terms, $1,500 down, $67.50 per month, at low price of $7500
Big reduction for cash. Call Mr. Ludlow, EV 2-7276, res. EV 3-5101. Hurry for this one.

COMFORT AND CONVENIENCE
$3000 CASH
3907 SHELBOURNE

Spotless, modern, O-O-M stucco bungalow. Ideal for retired couple or small family. Entrance hall to 14x16 LR with FP, 2 lge bedrooms, 4-pc Pembroke bathroom, utility with tubs and 10x14 cab kitchen. Attached garage with lots of storage space.
PRICE $10,750
Call George Thorneloe, EV 2-7276, res. GR 7-2771.

QUADRA
3156 FIFTH
$3000 CASH—$11,750

Spacious family bungalow with excellent floor plan. Modern 5-room stucco. Oil O-Matic with large heated bsmt bedroom. Good location, on excellent garden lot.
To view call Mr. Thorneloe, EV 2-7276; res. GR 7-2771.

FAIRFIELD
DRIVE BY
1637 WARREN GARDENS
SEA VIEWS

Beautiful, new, modern, 1,236 sq. ft. Fairfield house with Oil-O-Matic hot-air forced heating. Spacious LR-DR cabinet kitchen with mahogany cupboard and eating space. Three large bedrms. Full high basement with fireplace for rumpus room.
Please call George Thorneloe, EV 2-7276, res. GR 7-2771 for appointment to view.

READ THIS FOR REAL VALUE
Cedar Hill Road

1. 1 acre landscaped—fruit and oak trees.
2. 24x15 living room with FP.
3. Family dining room.
4. Cab kit (wired) with breakfast space.
5. Pembroke bathroom.
6. 2 bedrooms down plus 1 up.
7. Space for extra bedrm up.
8. Large tiled rumpus room in full basement.
9. Blacktop driveway to sep garage and carport.
10. Only 17 years young—low taxes.
11. Hot-water O-O-M heating.

Situated on high ground well back from road with nice open view. Good terms to responsible purchaser. At GIVE-AWAY PRICE OF $16,900
Duncan Bingham, EV 2-7276; res. EV 2-3758.

Looking for Newer Side-by-Side Duplex?

If you would like to see a plan and and a sample of the finished product, we can show you a good one. We can also guarantee first-class construction. Let us show you what we have to offer in a four or five-room per side plan. Lots available approved for conventional or NHA loans. Some newer duplexes and some older triplex units also available in city and Oak Bay.
Phone H. Forrest, EV 2-7276; res. EV 2-6274.

DON'T NEGLECT TO SEE THIS

Immaculately kept, 2-bedroom home with lovely, bright and cheery suite in basement. Through-hall plan to large living room with FP, extra-large cabinet elec kitchen with spacious bright dining area. Four-piece bath. Full bsmt, drive-in garage. OIL HOT-WATER HEATING SYSTEM. Situated on nicely landscaped lot with several fruit trees. Close to bus, school and Jubilee Hospital. $3,100 down, $75 per month.
Full price $13,950
Please call Keith Rose, EV 2-7276, res. EV 2-9879.

FAIRFIELD
5 Rms—7 Yrs Old
$1000 DOWN!

Pleasing appearance on corner lot with nice garden. Thru hall, living room with FP and arch to dining room. Spacious cabinet kitchen, 2 good bedrooms. Lots of cupboard space. Full cement basement with COM heating and extra room. Separate garage. Clear title. Monthly payments arranged to suit.
Full price $13,750
Unbeatable at this low down payment in this area. Phone Ross Hartnell, EV 2-7276; Res., EV 2-9672

OAK BAY SOUTH
UNUSUAL — DIFFERENT
$10,900

Delightful, attractive, 4-rm stucco bung 2 extra bedrms up. Cor lot, charming, secluded garden, auto htg. Near stores, bus. No agents. Phone EV 3-1895.

150 HOUSES FOR SALE

Northwestern Securities
OF VICTORIA LTD.
631 YATES AT BROAD EV 5-6741

"2 ACRES"
WITH 6-ROOM HOUSE

Fine spacious home, only 7 years old with large living room, dining room, beautiful kitchen, full cement basement with extra plumbing. Oil heating, 2-car garage. Barns and other buildings. This very fine property is worthwhile investigating.
Full price only $15,000
with $2,000 down.
Phone HARRY HOBSON, EV 5-6741 anytime.

"ROMAN CATHOLIC SCHOOL AREA"

Excellent 3-bedroom stucco bungalow, full base, with O-O-M. Large NHA 5% mortgage. Large lot 75x220. Make an offer on the down payment.
Full price $12,900
MRS. JOHNSTON, EV 5-6741 or EV 2-5655.

$2,500 DOWN
"QUADRA GEM"

Nearly new, this floor plan was especially designed for a busy housewife. The pretty kitchen with dining area is conveniently arranged, is just off the spacious living room and utility with laundry plumbing, the 2 bedrooms have loads of closet space, auto heat, electric range, carport and drapes included. TED CHARTRES EV 5-6741 or EV 5-5508.

"GORDON HEAD MT. DOUGLAS! SHELBOURNE!

New and newer 2 and 3-bedroom homes—with and without basements. From $11,000 and up. TRY YOUR DOWN PAYMENT ON THESE.
Call AKSEL PETERSEN, EV 5-6741 or EV 4-6571.

"WATER VIEWS"

5-year-old gleaming white stucco bungalow, 18x16 living room with brick fireplace and panoramic views Portage Inlet. 9x9 dining room, 2 good bedrooms, oak floors, modern electric cabinet kitchen, utility, attached garage with up and over aluminum doors. This is a very attractive home. The Oil-O-Matic perimeter heating is economical. Taxes are only $78 a year and down payment $1,500.
Full price $11,500
Call ERIC A. MACPADYEN, EV 5-6741.

"TRY 'YOUR' DOWN PAYMENT"

buys this modern-style up-and-down stucco duplex. Oil heat. One completely furnished suite plus 2 new gas ranges and frig. 5 rooms for owner. Basement. 2-car garage. Separate meters (gas and elec.).
Price $10,950
Call S. SPAVEN, EV 5-6741 or eves., EV 4-7013.

"2 LOTS"

Near Interurban and Wilkinson. City water. $1,100 each. Phone HARRY HOBSON, EV 5-6741 or EV 2-7828

"COSY QUARTERS"

A cosy little stucco home, two good-sized bedrooms, comfortable living room with fireplace, large modern kitchen. Oil-O-Matic heat. Three-quarter basement with drive-in garage if you have a car but it is not necessary with a bus stop right at the door and a choice of another bus route less than a block away.
Full price only $7950
Call me now to view.
MAURICE N. SMITH, EV 5-6741, eves. EV 2-3658.

"$1500 DOWN"

Vendor anxious to sell will give immediate possession to cute 5-room bungalow near all facilities, including lake and beach.
Full price only $7750
See this by calling SUZANNE HOBSON, EV 5-6741 anytime.

"LOVELY AND CLEAN"

One bedroom house, giant-size living room, large kitchen with dining space. Full basement with drive-in garage for only $4950
with $1,500 down. Don't delay, it won't last. Call EV 5-6741 or EV 4-6104. STAN ROZYLO will be pleased to show it to you.

"WATERFRONT LOT"

Here is a lovely 60-ft. frontage by 125 deep lot on this lovely lake. Beautiful setting for a bungalow.
Price, only $2140
Call DORIS ADAMS at EV 5-6741 or GR 8-3294.

A. BERNARD
& CO. LTD.
629 Fort Street EV 4-9335

OPEN HOUSE
1047 FALMOUTH
SAT., MARCH 7
2-5 P.M.

Stucco bungalow.
Four spacious rooms.
Through hall.
Basement—Williams oil furnace.
Level, fenced lot.
Good condition throughout.
Vacant. Immediate possession.
Reasonable down payment. Price $10,900
Mrs. McLean or Mr. Francis, EV 4-9335; res. EV 4-6867 or GR 9-4810

ARCHITECT DESIGNED

A very fine modern home, one-year-old contemporary design, in a city district of dignified homes. A suitable home for professional man or executive. Total floor area 1,700 sq. ft. Oak floors thruout. Auto oil hot-air heating. Attractive LR with fireplace (22x15). Dining area to patio. Smart electric kitchen, adjacent laundry room. A two-piece powder room. Three fine bright bedrooms and four-piece vanity bathroom. Large separate workshop room. Good terms.
Price $22,900
Please call Mr. Francis for appointment to view. EV 4-9335; res. GR 9-4810.

4-BEDROOMS, ACRE

Distinctive 7-roomed stucco semi-bungalow, Mt. Douglas way, amongst high-class homes. Through hall, living room 16x20 with fireplace, dining room 12x16. Cabinet kitchen with dining space. Oak floors. Bedrooms 13x14½ and 10x13. Four piece bathroom. Upstairs 2 more bedrooms and wash-room with toilet. Rumpus room with fireplace. Oil-O-Matic heating. Attached garage. Park-like, easily-kept grounds. $4,500 down.
Full price $16,500
Alex Page, EV 5-6741 or EV 3-1594. Northwestern Securities of Victoria Ltd. 631 Yates Street.

THERE OUGHTA BE A LAW

150 HOUSES FOR SALE

P. R. BROWN
& Sons Ltd. — Est. 1900
1112 Broad St. Phone EV 5-3435

FAIRFIELD
FRESH AS SPRING!

Ideal family home, comprises 3 bedrms, LR 13x16 with FP, DR 9x8, elec cab kit with nook, 4-pc bath. Oak floors throughout. Full high bsmt, contains rec room and 2-pc plumbing. O-O-M heating. Domestic HW electric. Fully insulated. On sewer. Carport. Smart stucco exterior and Duroid roof. Lot size 63x170. This property is well landscaped and is in very good condition.
FULL PRICE $15,700
For further particulars and terms phone A. Marion, EV 5-3435; res. EV 2-0697.

$2000 DOWN
APPROX. 2 ACRES
4270 Cedar Hill Rd.

Plus 6-room, modern bungalow with full cement basement about 7 feet high, oil steam heat; large separate 2-car garage with blacktop driveways; barn and other buildings. Take advantage of this opportunity for close-in acreage. Vendor is leaving for the east. Only $15,000
Phone R. E. Hills, EV 5-3435; res. EV 3-6918

Exclusive
OAK BAY
LOVELY STUCCO BUNG
OIL HEAT
FULL BASEMENT
Close to Monterey School

Modern, spacious, spotless condition. Full cut oak floors, ent hall and through hall, lovely LR, fireplace, French doors into full DR, 2 large bedrms, elec cab kit, dining space. Hot-air oil heating, separate garage. Must be seen to be appreciated. $3,950 will handle.
FULL PRICE $12,950
To view please call Mr. Houston, EV 5-3435, or res. EV 5-6476

EXCLUSIVE
SURE NUFF!

"IT'S" true that sooner or "LATER" a bargain rather "THAN" a dud must come to "YOU". And here it is now! "THINK" this one over! A 2-bedrm, no bsmt, white cedar siding bungalow, located at 426 DAVIDA ST. Lge cab elec kit, utility rm with laundry tubs, LR 10x16. Notice the many rose bushes and clean appearance of the property. The full price only $7900
For appointment to view or further information, please call Ross Weber, EV 5-5433, or A. Marion, EV 2-0697, or office, EV 5-3435.

EXCLUSIVE
2525 Scott St.
MUST BE SOLD

Four bedrooms, living room, dining room and kitchen, full basement, separate garage. Suitable for conversion, could be a real money-maker. Please see this without delay. Only $2,350 down, balance at $70 per month.
Price $7850
Phone R. E. Hills, EV 5-3435; res., EV 3-6918

DICKIE & CO.
REALTY & INSURANCE
833 Fort St., EV 2-4312. EV 5-4334.

LANS'-RICHMOND

3-Bedrm, 7-rm, ranch style bungalow, 1,580 sq ft floor area. Luxurious home, ideal location. Terms $17,350
Call Mr. Baird, EV 2-4312; eves. EV 4-0483

VICTORIA

Lovely 5-rm bungalow on a nice lot with grand basement suite. Extra large cab kitchen. Oil-O-Matic heating. Cash to handle $3,150
Full price $13,950
Call Mr. Baird, EV 5-4334; eves. EV 4-0483

SUITE POSSIBLE
NEW, NHA, 3 BR!

TRY $1,375 Cash. IMMEDIATE POSSESSION. WHY GAMBLE? This is for sure. Enjoy features like McClary Oil-O-Matic furnace, all oak floors, EXTRA PLUMBING, and framed rumpus room 16x30 in the basement. So low beneath the OAKS with a view and with heavy-bearing apple, plum and pear trees. Lovely living room with mahogany Panelling and floor-to-ceiling fireplace. The owner will consider mortgages or agreements of sale in lieu of cash up to $3,000.
Please call Wess Dickie, EV 2-4312; eves., EV 3-3640

BUILD NHA
No Down Payment?
Own Your Lot?
Equity in Home?

We have a number of reputable builders ready to start your new home with a choice of plans and lots available. Also many homes now under construction in all areas. For further information call E. J. Butler, EV 4-7128, eves. EV 5-1232. Douglas Hawkes & Co., 817 A Fort Street.

WATERFRONT
North Saanich

Lovely situation, sheltered cove and beach. 4-room bungalow. Garage and workshop. Price $12,950
Mr. Edwards, eves. Sidney 623-R.

H. A. HUMBER LTD.
620 View St. EV 2-9161

$7,950. VERY LOW DOWN PAYment, 2-bedrm home, basement, furnace, separate garage, oil stove in kitchen, venetian blinds. Low taxes. No agents. GR 8-3931.

150 HOUSES FOR SALE

HARRY FOSTER LTD.
Opposite "The Bay"
1732 DOUGLAS ST. EV 2-2101

CADBORO BAY
NHA
SIX ROOMS

ATTRACTIVE. Immaculate three-year-old, three-bedroom bungalow, near school, stores and transportation. Oil-O-Matic heating. NHA built with mortgage of $8,100, 5½% interest. Payments $68, inc. principal, interest and taxes. IMMEDIATE POSSESSION. Reasonable down payment acceptable.
Price only $12,750
MUST BE SOLD!
Call LEN WRIGHT, EV 2-2101; res. GR 7-1639.

JUBILEE!
5 ROOMS
$1500 DOWN
$65 Per Month

$7350 A SPOTLESSLY CLEAN home with a full basement, new Duroid roof. Living room has fireplace. Dining room. Two bedrooms, 3-piece bathroom. Large kitchen. Basement has good furnace. Separate carport. Low taxes for this very popular district ($108 less 28%).
Call STAN HINDE, EV 2-2101; res. EV 2-5790.

EXCLUSIVE LISTING
DRIVE BY!
2026 Richmond Rd.
(Near Veterans' Hospital)
Don't Miss This One!
4 Bedrooms
Low Down Pay't
$9800
It's Good . . .
It's Priced Right!
Call ART YELLS, EV 2-2101, Res. EV 3-5039.

MAKE AN OFFER
596 BAXTER
Modern Bungalow
OIL-O-MATIC HEAT

YES! OFFERS INVITED on this attractive 3-year-old stucco home in SPOTLESS CONDITION inside and out. Features 17 by 12 living room with FP, smart kitchen at FRONT OF HOUSE. Two bedrooms, Pembroke bathrm. Nice utility and furnace rm. (100,000 B.T.U. HALECO OIL FURNACE). Perimeter Heating. Attached carport. YOUR OFFER could give you THE BEST BUY obtainable! Drive by and arrange appointment to view. Located at CORNER OF GLANFORD AVE. AND BAXTER.
Full Asking PRICE is $9450
(Exclusive with HERB HODGSON, EV 2-2101, Res. GR 9-2114).

OAK BAY
"JEWEL"

YES . . . this spacious 2-bedrm, modern bungalow situated on a nicely landscaped lot is a LITTLE GEM. Charming thru'-hall plan with ULTRA SMART LIVING RM. Cheery front dining area and homemaker kitchen. Pembroke bath with vanity. Handy utility with OIL-O-MATIC HEAT. Immaculate condition. Certainly the BEST BUY IN OAK BAY! Clear title. Some terms. Price only $12,250
Call Pat De Laney, EV 2-2101, Res. EV 2-4956.

NO STEPS
$7300 5½% Mortgage
$48.12 Per Month

Situated on a pleasant street in a setting of trees and lawn this two-bedroom bungalow with its matching separate garage is very attractive. There is an L-shaped living, dining room with Roman tile fireplace. Cabinet electric kitchen-utility room. Oil-O-Matic heat.
FULL PRICE $11,400
For appointment to view call Art Yells EV 2-2101, Res. Phone EV 3-5039.

UPLANDS
(Exclusive Listing)
$30,000

This beautiful architect designed modern TUDOR is being offered for sale for the first time. On the ground floor there is a large living room with fireplace, den with fireplace, family-size dining room, cab elec kitchen, utility room, bedroom and 4-pc bathroom. Upstairs there are three bedrooms and 4-pc bathroom. In addition the master bedroom has a 3-pc bathroom. The planning is exceptionally good with authentic Tudor features that give character and charm to both the exterior and interior. This home can be viewed by appointment only through Mr. Yells, EV 2-2101, Res. EV 3-5039.

SEA VIEW

Own your own BEACH. Gracious 2-bedroom, 12-yr-old home. O-O-M heat, guest-size dining room, sun porch, full basement. SECLUDED with garden and ORCHARD. 15 mins from city. GOOD TERMS or TRADE for close-in property. MRS. SIMPSON, EV 5-6741 or EV 5-5542. Northwestern Securities of Victoria Ltd.

2-YEAR-OLD STUCCO BUNGalow on treed lot in nice district. Large living-dining room with fireplace, electric cabinet kitchen, 2 bedrooms. Full dry basement, drive-in garage, auto oil heat, extra room in basement. Phone EV 5-4375. No agents.

OWNER, UNIVERSITY AREA, 3 bedrooms, basement. Ph. EV 5-4361.

150 HOUSES FOR SALE

B.C. LAND
& Investment Agency Ltd.
96 Years in Real Estate.

UPLANDS
FAMILY HOME

Six fine bedrooms, 2 twin size, and 2 bathrooms (4wm, 4 up and 1 bathroom. Reception hall. Large living rm, sun rm or den, family-size DR and kitchen with nook. Full basement. Hot-water heat. Lovely lot, fully landscaped. All this is yours for $29,500
Call Mr. Bagshawe, EV 4-4115 anytime.

OAK BAY
PANORAMIC SEA VIEWS

Lovely new rancher with 3 bedrms and triple plumbing. Rec rm and space for 2 more bedrooms. This is worth seeing and the views can hardly be beaten. Further details on request.
Price $30,000
Call Mr. Bagshawe, EV 4-4115 anytime.

ROWLAND HEIGHTS
SPACIOUS 5 ROOMS
IMMACULATE!

Level entrance to this beautiful 3-year-old cedar shake bungalow. Living room with mahogany panelling on fireplace wall, large dining area, 2 roomy bedrooms with completely-tiled bath between, exceptionally smart kitchen and leather-upholstered nook, large utility and furnace room. Attached garage, choice treed lot. $5,000 (maybe less) will handle. Immediate possession. See our sign at 3334 Rise Drive. This home is outstanding and will bear the closest inspection!
Full price $14,950
Exclusive Listing
Please ask for Mr. W. O. Cameron, EV 4-4115 anytime.

3304 GIBBS ROAD
COMPLETED 1 WEEK
4-BR, DOUBLE PLUMBING, NHA

This beautiful new split-level has everything to be desired in a modern family home. Spacious entrance hall and living room, mahogany panelling, picture windows, family dining room, compact kitchen with built-in WALL OVEN AND COUNTER-TOP RANGE, exhaust fan, stainless steel sink, dining-area and laundry area, 3 bedrooms, 4-pce vanity bath and 2-pce vanity off master bedroom. Open stair to finished 4th bedroom (or den), and furnace room with lots of space for workshop, etc. Circular drive through to large attached carport. Buy now, Possession 1 week.
Price $21,500
$12,800 NHA mortgage available. Exclusive listings.
Please ask for Mr. W. O. Cameron, EV 4-4115, anytime.

OAK BAY
LANSDOWNE ROAD

Immaculate 3-bedroom modern bungalow in a lovely location and having view of the Olympic Mountains. 4-star electric kitchen with breakfast area and bar. Full basement automatic oil heating unit and rumpus room. Attached garage. Excellent materials and workmanship. Price $24,500
Call Mr. Hope, EV 4-4115 anytime.

GORDON HEAD
EXCLUSIVE
NEW HOME UNDER CONSTRUCTION

Fine sea views, this beautifully-located home consists of living room, dining room, three bedrooms, cabinet kitchen with dining nook and 4-pce bathroom. Full high basement, oil HA heat. Double garage. Your inquiries invited.
Price $16,950
With terms
Call Mr. J. Mackenzie, EV 4-4115 anytime.

ASKING
$3000 DOWN $3000

Make your offer on this lovely 2-bedroom (room for 2 more) home with spacious din room, living room and kitchen. Full bsmt, oil heat and D-I garage. Situated amongst the oaks at 3377 Salsbury Way. Drive by this much better than average home then call Allan McGillivray at EV 4-4115 anytime. Exclusive Listing. Full Price $13,500

ROYAL VIEW
AT VIEW ROYAL

Trees, open spaces, miraculous views over Portage Inlet waters, charm and seclusion — all these can be yours. You will feel at home at once when you move into this lovely stucco bungalow on Glenairley Drive, View Royal. Large living room 18x16, with brick fireplace, 9x9 dining room, 2 large Bedrooms, cabinet electric kitchen and utility, which can be used as a third bedroom. Attached drive-in garage with up-and-over doors. Oil perimeter heating. THIS HOME WAS SPECIALLY DESIGNED FOR A WHEEL-CHAIR INVALID. NO STEPS OR STAIRS.
FULL PRICE $11,500
WITH $1,500 DOWN
CALL ERIC A. MACPADYEN AT ONCE.
NORTHWESTERN SECURITIES OF VICTORIA LTD.
EV 5-6741 24-HR SERVICE

HOLLICK REALTY (1958) LTD.
CLARKE & WALLACE
1118 Quadra EV 5-8794

$2500 DOWN
BRAND NEW

Situated in one of Victoria's fast developing areas on a level lot 60x140 and absolutely no rock. Consisting of 2 bedrooms 10x12 and 12x14, large LR with FP, cab kit, full bsmt, auto oil heat, dr. in garage, 1 block from new school.
Priced at $10,500
Mr. Worsley EV 5-8794, EV 4-6988

BUILDING A HOUSE IS NO problem. Call us anytime to discuss things or ask your agent to see us. Most reasonable guarantee. Many plans to choose from. Kasapi Constr Co Ltd. Ph EV 5-5614.

FOR HOMES IN COLWOOD LANGford see Grant & Jenkins, you local agents. GR 8-1729 Langford.

4-ROOM STUCCO HOUSE, SEParate garage, fenced lot. Phone GR 8-3963 evenings.

150 HOUSES FOR SALE

WESTERN
HOMES LTD.
611 YATES STREET

STOP SEARCHING
THE GEM IS FOUND

Modern, all-electric stucco bungalow with carport. Combination living and dining room with movable divider. Compact all-electric cabinet kitchen. Tiled 4-piece Pembroke bathroom, 2 bedrooms and utility. Hardwood floors throughout. High location, landscaped, large lawn and natural trees in back. Close to stores, bus, 10 minutes from city centre. Ideal for retired couple.
Cash only $10,500
Exclusive agent, W. L. Korpan, EV 2-2157 or eves. EV 3-2302

"CADBORO BAY"
"FURNISHED"
"PRICE $7800"

To settle an estate we are offering this 26-yr-old 4-room bungalow for sale. Some interior painting required. Only 2 minutes to beach. Ideal for a couple but the price must be cash. Mr. Evans, EV 2-2157, EV 5-5533.

$500 TO $1500 DOWN

You name your own down payment on this brand new, three-bedroom, full basement home on a large lot in Saanich and on sewer. Call now or you will be too late. Mr. Evans, EV 2-2157, EV 5-5533.

HENDERSON ROAD
OAK BAY
RANCHER

This delightful home in an exclusive location combines gracious living with economical buying. It has 6 beautiful rooms plus finished rumpus room. All rooms are spacious and well planned with oak floors throughout. High-grade tilled kitchen with layout for all appliances, plus nook. The basement contains one of the best oil heating units. The whole floor is completely tiled. Mahogany panelled rumpus room with fireplace. Grounds are landscaped, with many shrubs. Cement patio in rear. This home is practically new and has all the charm, convenience and simple dignity of the familiar ranch type, in a restful setting on an exclusive street only one block from the new Uplands Elementary School. Shown by appointment only.
FULL PRICE $21,750
With $7,500 down, balance easy. Phone George Clark, EV 2-2157, res. EV 2-3453.

$1650 NHA
7 Treed Lots
Close to Town
On Sewer

Homes to be constructed by Dolby Const. Act now as this type of lot is very hard to find. They will not last long. First come first served. Plans available for your inspection. For additional information without any obligation please contact Howard Blake, EV 2-2157, res. EV 2-6719.

FRASER BISCOE
750 PANDORA AVE. EV 3-9843
Drive-In Customer Parking

FOUR-MILE CIRCLE
$2750 DOWN

A three-bedroom home situated on a rise with a commanding view of the surrounding country. Good garden. Nice granite barbecue and grill. Owner smokes own salmon over the barbecue. Good brick root house. ALL THIS ON TWO LOTS. Full price $12,000
For information phone Alex Maclean, EV 3-7243.

VIEW SECLUSION
GORDON HEAD

Well located on over half acre of view property on Arbutus Rd, this lovely home comprises large living room, sunny kitchen and pantry, two good bedrooms, 4-piece bath. Basement with new Mueller Oil Furnace. Total floor area over 1,200 sq. ft. Price $14,200
Exclusive with D. Peaker, Phone EV 3-9413, Eves. GR 7-1316

THE ROYAL TRUST CO.

Six-room stucco bungalow. Overlooking Portage Inlet. Three-car drive-in garage. Oil-O-Matic hot-air heating. 2½ lots. Consisting of living room, dining room, kitchen, all with a view of the water, three bedrooms, 4-pce bath. Full basement. Aga kitchen range and heater to remain with house. $4,000.
Price $13,500
A. E. Coles
THE ROYAL TRUST COMPANY
1205 Government St. EV 3-4126
Evenings EV 2-8752

$8,500
Mom and Dad — Retiring with fixed income? Here is a real buy. Neat, clean and comfortable this 4½-room stucco home is spotless, easy to maintain, low taxes. Close in to city. No steps. To view, call Mr. Cleary, EV 3-7174. Home, EV 4-2505. F. N. Cabeldu Ltd.

BY OWNER
Three-bedroom house in commercially zoned district. Reasonable. Low down payment. Phone GR 9-5775.

FAIRFIELD
5-room bungalow, rumpus room, garage, Oil-O-Matic heat. Nice corner owner, $13,000 net. EV 3-0327.

150 HOUSES FOR SALE

PEMBERTON HOLMES, Ltd.
ESTABLISHED 1887
1002 GOVERNMENT EV 4-8124

OUTSTANDING
6 ROOMS PLUS

This exceptionally well built 6-roomed 3-YEAR-OLD BUNGALOW with seclusion, 5 mins transportation and stores. Entrance hall, large LR, OPEN FIREPLACE. Cosy dining room, 3 bedrooms. Oak flooring throughout. 4-pce vanity bathroom, smart cabinet kitchen, package oil heat. Full high cement basement. This is an exceptional buy, below market price, $6,000 cash.
Price $16,500
Appointment to view, phone Mr. Hepburn, EV 4-8124, res. EV 3-7039

VACANT
$1000 DOWN

5-ROOM STUCCO BUNGALOW YOUNGSTOWN KITCHEN UNIT. PEMBROKE BATH. FULL BASEMENT. DRIVE BY 3211 IRMA.
FULL PRICE $7950
EXCLUSIVE LISTING
D. E. WILKINSON, EV 4-8124, RES. GR 5-2610 EVES.

SHREWD BUYERS!

This owner must leave Victoria, so his nearly-new 6-room bung must be sold. Built on through-hall plan with 3 bedrooms, Pembroke bathroom, delightful kitchen, 18'x15' LR with FP and L-shaped DR. Full bsmt, oil heat, drive-in garage, large lot on Baxter Avenue. Delighted to show it any time, and I promise to present the best offer I receive with over $2,000 down. COME ALL YOU GOOD GUESSERS.
Mr. Love, EV 4-8124, res. EV 4-6056.

S. OAK BAY—$12,600
2 BEDROOMS AND DEN

Attractive bungalow, large living room with FP, guest size dining room, elec kitchen with breakfast alcove, 2 bedrooms and panelled den. New oil furnace, full basement, attached garage. Low taxes and small garden.
Phone Mrs. Shirley, EV 4-8124, res. EV 4-8485 eves.

5 ROOMS
BASEMENT SUITE
8 YEARS OLD

This very attractive bungalow is situated on a high location near to bus and schools, and consists of through hall, spacious living room with fireplace, 2 double-size bedrooms, dining room and modern electric cab kitchen, also self-contained 2-room suite in basement with separate 3-pc bathroom, separate entrance. Will rent for $50 a month. Reasonable terms. This is a certified value so act fast. Call Jack Middleton, GR 9-4327; also Jack Brown, EV 4-4976, office EV 4-8124

EXCLUSIVE
1275 REYNOLDS RD.
OIL